

004.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

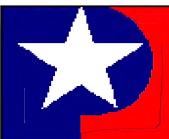
956,600 / 956,600

USE VALUE:

956,600 / 956,600

ASSESSED:

956,600 / 956,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64-66		VARNUM ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FERRY ANNE S & WILLIAM	
Owner 2:	
Owner 3:	
Street 1: 64 WHIDDEN AVENUE	
Street 2:	

Twn/City: HYANNIS	
St/Prov: MA	Cntry
Postal: 02601	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2587 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
6/28/2010	758

ACTIVITY INFORMATION	
Date	Result
8/31/2017	MEAS&NOTICE
3/4/2009	Meas/Inspect
8/22/2005	Inspected
9/20/1999	Mailer Sent
9/20/1999	Measured
8/26/1993	MF

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC
	Fact
No of Units	Depth /
	Price/Units
	Unit Type
	Land Type

LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
104	Two Family	4961	Sq. Ft.	Site	0	80.	1.15	1					455,063					455,100	

Total AC/HA: 0.11389

Total SF/SM: 4961

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 455,063

Spl Credit

Total: 455,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

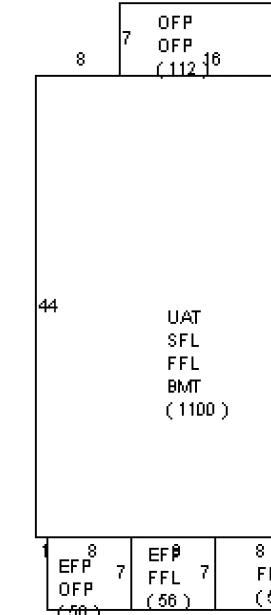
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

GAS HEAT=FFL. OIL HEAT=SFL.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4 %

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.10415220
Const Adj.:	0.98010004
Adj \$ / SQ:	194.792
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680441
Depreciation:	179636
Depreciated Total:	500804

BATH FEATURES

A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11 BRS: 4 Baths: 2 HB	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
1	6 2
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	2 11 4

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,212	194.790	236,088	UAT	100	FLA	100	A	
BMT	Basement	1,100	58.440	64,281						
SFL	Second Floor	1,100	194.790	214,272						
OPP	Open Porch	280	21.950	6,145						
UAT	Upper Attic	275	136.350	37,498						
EFP	Enclos Porch	112	50.510	5,657						
	Net Sketched Area:	4,079	Total:	563,941						
Size Ad	2312	Gross Area	4904	FinArea	2587					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

19 Patio D Y 1 13x17 A AV 2000 3.95 T 15.2 104 700 700

PARCEL ID

004-0-0008-0004.0

More: N

Total Yard Items: 700 Total Special Features: 700